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December 17, 1992

To: D. C. Plackis 75-66

cc: B. D. Anderson 7E-EJ
L. M. Babich 63-01
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Subject: Environmental Assessment, Seattle City Light Lease
Renewal, North Boeing Field (Including Flume)

Available data concerning the subject lease property has been reviewed by Environmental Affairs. The lease property is approximately 123,571 square feet and has been under lease from the City of Seattle since 1954. It is a narrow strip of land representing the former Duwamish River channel, trending in a east-west direction across the North Boeing Field site. It includes a flume which originates offsite and drains into Slip 4 on the Duwamish River. A map showing the subject property is attached.

The flume historically has been the focus of environmental concern associated with polychlorinated biphenyls (PCB's). We believe that Seattle City Light is responsible for the PCB problem. Stormwater runoff from the neighboring properties may also affect the flume since this is the conveyance system to the Duwamish River.

A cleanup of flume sediments was conducted by Seattle City Light in 1987. Low levels of PCB's are currently present in flume sediments. The Department of Ecology and the Environmental Protection Agency are aware of the PCB problem and the probable sources. Boeing has no known discharge of any wastewater into the flume and stormwater discharges have been diverted. The presence of the currently detected levels of PCB's should not pose any environmental liability to The Boeing Company.

This property has been leased to The Boeing Company for over forty years and several operating buildings are located on or partially on this tract. Although there may be environmental concerns associated with portions of this property due to past occurrences, the renewal of this lease likely will not present any unknown future liability concerns for The Boeing Company.

If you have any questions please contact Brian Anderson at 477-2184.



K. J. Thomson
Director, Corporate Environmental Affairs
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